

ASTON CANTLOW VILLAGE HALL

CHAIRMAN'S REPORT FOR THE YEAR ENDED 31st DECEMBER 2024

Aston Cantlow Village Hall, Bearley Road, Aston Cantlow is a registered charity (no. 522852) governed by a scheme devised by The Minister of Education under the Charitable Costs Act 1853-1925 and revised by the Charity Commissioners in 2002.

Honorary Officers as at the 31st December 2024

Chair	Ciaran Aldridge
Vice Chairman	David Hannaford
Secretary	Sally Bevan
Treasurer	Nick Isaac

Elected Members:

Ciaran Aldridge
Sally Bevan
Nick Isaac

Co-opted Members:

Helen Douglas
Mark Dunsby

Representative members:

Local History Society	- Ann Platt
Parish Council	- None appointed
Parochial Church Council	- None appointed (minutes circulated for information)
Tennis Club	- Antonia Pearton
Aston Cantlow Club	- Dawn Deakin

Objective of the Village Hall Charity

The objective of the Foundation shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Aston Cantlow and the surrounding district without distinction of sex or of political, religious or other opinions; and in particular for the use of meetings, lectures and classes and for all other forms of recreation and leisure time occupation with the object of improving the conditions of life of the said inhabitants.

The Committee and Meetings

2024 has brought consistency to the meeting cadence and attendees of the Committee. I would like to thank all Committee Members for their support. We have welcomed Nick Isaac as our new treasurer, who is doing an excellent job in this role. We also have a new Committee Member, Mark Dunsby, who has brought a wealth of local knowledge and expertise in the building trade, which has been invaluable as we look to maintain our buildings and surroundings for the benefit of the village.

Regular meetings have been held throughout 2024, generally on a bimonthly basis, both in person and remotely.

Maintenance and Refurbishment

In 2024 there has been ongoing maintenance of the building and associated areas. A report has been commissioned to more formally review the requirements for the hall from a maintenance perspective. These actions will be reviewed and budgeted for future anticipated expenditure.

The plants around the hall continue to be maintained by Mick Walker and Helen Douglas and the village is grateful of their contribution to keeping the village as an attractive place to be. Mark Holland is also noted in his contribution to maintaining the hedges.

Health and Safety

There have been no significant Health and Safety issues throughout 2024.

Properties and Tenancies

Positively all three properties are now fully let, with good, long-term tenants. There are ongoing challenges with damp and some other associated work with Corner Cottage that have come to light since the property has been occupied. The Committee are committed to working with the tenants and managing agents to get these issues rectified.

Caretaker and Cleaner

Our Caretaker Elizabeth Leedham has continued to be a vital part of the successful running of the hall. I would like to thank Lizzee for her contribution.

Events

A number of local organisations continue to use the Village Hall on a regular basis. These included the Parish Council and various fitness groups, including Yoga, which is well attended by the community. Several external organisations also regularly book the hall including the Lace Makers.

The updated website and booking process has now been published for use, feedback has been positive and driven additional interest in potential users of the hall.

We would also like to thank Aston Cantflow Club for their Charity Fund Raising Quiz, which was in aid of the Village Hall.

Tennis Club

The Tennis Club continues in its efforts to attract new members from the villages within the Parish. Regular social tennis and competitive matches for those members who are interested are organised by the club's Committee.

Children's Playground

The Village Hall Committee continues to be solely responsible for the maintenance of the grounds and equipment in the playground.

The Committee are continuing its maintenance programme.

The annual costs of grass cutting, hedge and tree maintenance are our main regular outgoing (see Finance report for details) and does eat into our income.

The users of the playground come from both Aston Cantlow and adjoining villages. Villagers and other users are reminded that this facility is maintained entirely by the Village Hall Committee, with financial help from the Parish council as recorded and bolstered as and when we can with fundraising activities.

There are other items in the park which will require replacement in the future and this will be considered going forward.

Parish Council Emergency Equipment and Plan

The Parish Council has responsibility for these matters but at the request of the Council various items of equipment including blankets are stored in the Hall.

Committee Members 2024.

I would like to thank all members of the Committee for their hard work during the past year.



Ciaran Aldridge - Chairman

For and on behalf of the Management Committee – April 2025

ACVH TREASURER'S REPORT FOR THE 2024 FINANCIAL YEAR

The Village Hall ended 2024 in a satisfactory financial position after running a surplus of £6,483 in the year.

Overall income for the year of £42,431 was substantially up on 2023. Booking fees were c£10k higher due to the BBC filming at the Hall, an event unlikely to repeat. Other bookings were at similar levels to 2023 with parish lettings up and external ones down. The rental properties were fully occupied throughout the year causing rental income to increase to c£24k. The Parish Council made a donation towards the playground grass cutting and fund raising raised £339.

Without the investment in the playground that took place in 2022 and 2023, expenditure fell back to £35,947 for the year. This remained above "normal" levels due to c£14k spend on the rental properties, completing the planned refurbishment started in 2023. Other additional costs were tree clearance work following a storm, work on a new website and compensation paid for cancelled bookings due to filming. However, electricity costs went down due to the reclaim of overcharged VAT in prior years and lower contract prices. We continued to benefit from Charity Mandatory relief of 80% on business rates and the Hospitality and Leisure Relief Scheme, which together saved us around £3,000 on Council Tax in the year. These schemes have been continued for 2025 but are not guaranteed in perpetuity.

The Village Hall's cash balance at the end of the year was up from £12,659 to £29,143, split between an instant access saver account and the current account. The increase was driven by the c£6k surplus in the year plus a withdrawal of £10,000 from the COIF Accumulation Fund. It is intended that the cash balance will be used for a significant programme of refurbishment in the Hall itself, ongoing expenditure in the rental properties and a planned maintenance programme on the outside of all the buildings. The latter was created by a survey commissioned for the Hall. Despite the £10k withdrawal, the Accumulation Fund held with the Charities Commission was valued at £188,153 at the yearend, almost the same as last year.

At the end of the financial year, we had minimal liabilities, and £887 of outstanding hire charge payments due to us, all of which have now been paid.

The Village Hall is therefore in a good financial state and so should be able to continue to operate and maintain the Village Hall, playground and rental properties as planned over the coming year. However, without the BBC booking, it will be more challenging to generate a surplus, so, particularly with the maintenance spend planned, it is likely that there will be some reduction in reserves during 2025. The purpose of the work on the Hall is to generate additional bookings to help re-balance the accounts in future.

I wish to thank all of the committee members and also the Parish and District Councils for their support in the past year and look forward to the challenges of the coming one.

Nick Isaac – Aston Cantlow Village Hall Treasurer - March 2025



Receipts & Payment Accounts		General	General
Income Receipts		2024	2023
		£	£
Grants & Donations			
Parish Council	Grass cutting donation	900	0
Grant		0	1,000
Sundry Donations		97	375
	Sub Total	<u>997</u>	<u>1,375</u>
Trading Activities			
Hall Lettings (includes Tennis club ground rental)	Village users	4,033	2,489
Hall Lettings	External users	12,884	3,934
	Car parking	85	13
	Deposits	0	0
Fund raising	Events	339	1,321
	For Playground	0	0
Misc & refunds	Sundries	0	0
	Sub Total	<u>17,341</u>	<u>7,757</u>
Investment Income			
Rents		24,025	19,454
Other		0	195
Bank Interest	Treasurer	0	0
	Deposit ac	68	0
	Sub Total	<u>24,093</u>	<u>19,649</u>
Total Receipts		<u>42,431</u>	<u>28,781</u>
Direct Charitable Expenditure			
Council Tax		157	161
Insurance		3,979	3,670
Water Rates		860	776
Electricity		2,650	4,316
Repairs & Maintenance (excl rental props)		5,705	5,617
Grounds / car park Maintenance		630	0
Playground (grass cutting & repairs)		940	995
Equipment/Furnishings/Supplies (incl Playground equipment)		363	23,082
Cleaning costs		1,560	1,560
Caretaking costs		3,000	3,000
Waste Collection		263	160
Subscriptions		429	0
Petty expenses		83	0
Events		500	0
Misc - inc window cleaning		189	128
Building works		0	0
Professional Charges		756	239
	Sub Total	<u>22,064</u>	<u>43,705</u>
Other Expenditure			
Other Events		0	0
Independent Examiner's Fee		50	50
Repairs & maint Rental properties		13,833	5,066
	Sub Total	<u>13,883</u>	<u>5,116</u>
Total Payments		<u>35,947</u>	<u>48,821</u>
Net Receipts (Payments) for the Year		6,483	-20,039
Realisation of Accumulation units from COIF		10,000	
Cash and Bank Balances as at 31 Dec	2023	12,659	2022 32,699
Cash and Bank Balances as at 31 Dec	2024	<u>29,143</u>	2023 <u>12,659</u>

ASTON CANTLOW VILLAGE HALL FOUNDATION
Statement of Assets and Liabilities at 31st December 2024

	General 2024 £	General 2023 £
Monetary Assets		
Bank & Cash Balances		
Lloyds Bank Business Instant Access A/c	20,088	20
Lloyds Bank Treasurers A/c	9,055	12,605
Cash		34
Total Cash & Bank Balances	29,143	12,659
Other Current Assets		
Hire Charges Receivable	887	454
Autumn fair proceeds & rambles		335
Current Liabilities		
Misc Creditors	0	0
Final payment for playground equipment installed & completed.	0	0
Non Monetary Assets		
Permanent Endowment		
Land and buildings used by the charity include The Village Hall, Corner Cottage and the 2 Hall Flats, Childrens Playground, 2 Tennis Courts and Car Park (Freehold Title vested in the Official Custodian for Charities)		
Other Assets:	2024	2023
Shares in Charities Official Investment Fund	General	General
No of shares held	721.96	761.07
Valuation of shares per statement	£188,153	£188,746
Equipment and Furniture in the Hall, Playground equipment		

The receipts and payments account and the statement of assets and liabilities have been prepared under section 133 of the Charities Act 2011

Independent Examiner's report to the Committee of
ASTON CANTLOW VILLAGE HALL FOUNDATION

I report on the accounts of the Trust for the year ended 31st December 2024, which are set out on Pages 1 to 2.

Respective responsibilities of the trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts; and the trustees consider that an audit is not required under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility to:

- .. examine the accounts (under section 145 of the Charities Act ;
- .. to follow procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act; and
- .. to state whether particular matters have come to my attention.

Basis of independent examiner's statement.

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

Independent examiner's statement.

In the course of my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the trustees have not met the requirements to ensure that:
 - proper accounting records are kept (in accordance with section 130 of the Charities Act); and
 - accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Charities Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



T F Clarke
59 Carol Avenue
Bromsgrove
Worcs B61 8RW

10th March 2025